

Item # _____

Prepared by: Gloria Kelly
Real Estate Services

Approved by: Lisa Kelly
County Attorney

RESOLUTION APPROVING THE LEASE OF 22,824 SQUARE FEET OF OFFICE SPACE LOCATED AT 1391 MADISON AVENUE BETWEEN SHELBY COUNTY GOVERNMENT AND 1399 MADISON PROPERTIES, LLC AND TO AUTHORIZE THE SHELBY COUNTY MAYOR TO EXECUTE THE LEASE AGREEMENT. SPONSORED BY COMMISSIONER MIKE CARPENTER.

WHEREAS, The Shelby County Division of Community Service is in need of office space for the Shelby County Crime Victims Center, Mid-South Sexual Assault Resource Center and the Shelby County Community Services Agency Self-Sufficiency Program as well as the newly formed Family Safety Center; and

WHEREAS, 1399 Madison Properties, LLC has 22,824 square feet of space available located at 1391 Madison Avenue, Memphis, Tennessee 38104; and

WHEREAS, The cost to lease said 22,824 square feet of office space for a five (5) year term is Twenty Three Thousand Three Hundred Ninety-four and 60/100 Dollars (\$23,394.60) per month (\$12.30 per square foot) under the terms and conditions stated in the attached Lease Agreement, which is hereby incorporated by reference; and

WHEREAS, It is deemed to be in the best interest of Shelby County Government to lease the hereinabove said 22,824 square feet of office space located at 1391 Madison Avenue for the above stated purpose, under the terms and conditions stated in the aforescribed Lease Agreement from 1399 Madison Properties, LLC.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the aforescribed lease of 22,824 square feet of office space at 1391 Madison Avenue for use by the Shelby County Division of Community Service for the above stated purpose, under the terms and conditions stated in the aforescribed Lease Agreement be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and he is authorized to execute the attached Lease Agreement and any other documents necessary to effect the lease of said 22,824 square feet of office space.

BE IT FURTHER RESOLVED, That the Lease Agreement is approved subject to the availability of grant funds provided by the U.S. Department of Justice, the State of Tennessee

Department of Human Services CBSG Program and general operating funds already allocated for this purpose within the Memphis and Shelby County Health Department budget.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Shelby County Interim Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED: _____

SUMMARY SHEET

I. Description of Item

This resolution accepts a lease between Shelby County Government and 1399 Madison Properties, LLC for the property at 1391 Madison Avenue. This property will be the location of the new Family Safety Center as well as the Shelby County Crime Victims Center, Mid-South Sexual Assault Resource Center and the Shelby County Community Services Agency Self-Sufficiency Program.

In an effort to streamline services for victims, the community has come together to form the Family Safety Center (FSC). Domestic violence victims have multiple social service issues as well as criminal justice needs. Accessing services to keep victims and their families safe can be a time-consuming and confusing process and many victims are not aware of the full array of programs available. By having those services in a “one stop shop” with the Family Safety Center, the community will know where to go if they have any family violence issues. The FSC will be a site where governmental and social service agencies, including the Memphis Police Department, Shelby County Sheriff’s Office, District Attorney General, Shelby County Citizens Dispute, Memphis Area legal Services, YWCA of Greater Memphis and others, will provide these much needed services.

Co-located with the FSC will be the Shelby County Crime Victims Center (CVC), the Mid-South Sexual Assault Resource Center (MSARC) and the Shelby County Community Services Agency Self-Sufficiency Program, making this truly a “hub of services” in Memphis and Shelby County. The CVC has provided services to 9,840 victims in 2009. The majority of these victims have domestic violence issues and access services at the Citizens Dispute office at 201 Poplar. That setting is not victim-friendly: the crowded nature of the building makes it difficult to ensure victim safety, and it is difficult to park and to navigate the building. The MSARC is now operated under the auspices of the Memphis and Shelby County Health Department. Many victims of sexual assault are also victims of domestic abuse. They too may need to access orders of protection as well as other criminal justice protections and often need the wrap-around social services that will be available at the FSC. By co-locating the CVC, FSC and MSARC in one building, victims of any of these crimes will have immediate access to a host of services. Staff from the Shelby County Community Services Agency Self-Sufficiency Program will also be on site and available to offer programs aimed at helping victims live in a safe environment. Ample parking will allow victims and staff to have easy access to the site. The building will be identifiable as the place in our community where crime victims can receive the services they need.

II. Source and Amount of Funding

- A. A lease rate of \$12.30 per square foot for a period of five years has been negotiated.
- B. Funds to pay for the lease have been designated from existing grants from the U. S. Department of Justice, the State of Tennessee Department of Human Services CSBG Program and general operating funds already allocated for this purpose within the Memphis and Shelby County Health Department budget. Funds will come from the following sources for FY10:

801-4806 Crime Victims Center JAG ARRA 2009	27,000.00
801-4804 Special Funded Initiatives JAG ARRA 2009	57,000.00
310-4802 Community Services Agency CSBG Grant	9,000.00
010-4005 MSCHD Personal Health Services MSARC	19,140.00

Additional funding has been identified for future years, primarily through grant funds.

- C. A portion of the exterior tenant improvements will be paid by the Lessor. The remaining (largely interior) tenant improvements for the entire building, including the portions to be used by county-operated programs such as the CVC and MSARC, will be funded through contributions already designated to the Family Safety Center. In exchange for paying for the tenant improvements, the county will execute a sublease agreement with the FSC to occupy 11,755 square feet in the building at no charge for a period of five years. At the end of five years, the FSC will be responsible for paying a pro-rata share of the lease for their portion of the building.

III. Contract Items

- A. The lease with 1399 Madison Properties, LLC. is attached for consideration and approval.

IV. Additional Information Relevant to Approval of this Item

- A. Administration recommends approval of this Resolution.